

PART ONE: REDEVELOPMENT PLAN

I. INTRODUCTION

The *Application for Approval of Redevelopment Plan and Homeless Assistance Submission* (collectively, the “Application”) for both United States Army Reserve Center #2 (hereinafter referred to as “USARC #2”) and for United States Army Reserve Center #3 (hereinafter referred to as “USARC #3”, which together with USARC #2 are collectively referred to hereinafter as the “Installations”) has been prepared by the *City of Houston, Texas* (the “City”) as the duly recognized *Local Redevelopment Authority* (the “LRA”) to fulfill the requirements established by the United States Congress in the *Base Closure Community Redevelopment and Homeless Assistance Act of 1994* (Public Law 103-421, approved on October 25, 1994, hereinafter, the “Act”) and its implementing regulations codified by the United States Department of Housing and Urban Development (“HUD”) contained at **24 CFR Part 586** (the “HUD Regulations”) and by the United States Department of Defense (“DOD”) contained at **32 CFR Part 176** (the “DOD Regulations”, which together with the HUD Regulations are collectively referred to herein as the “Implementing Regulations”).

The Application has been prepared in furtherance of, and pursuant to, the procedures prescribed by the Act and its Implementing Regulations. The Application was developed after publication of requests for notices of interest, consultation with representatives of the homeless and other State and local government representatives and other parties potentially interested in the use of the Installations. The Application, as required by the Implementing Regulations, attempts to explain how the LRA proposes to address the needs of the homeless while taking into consideration the expressions of interest it received from State and local government representatives, representatives of the homeless, and other interested persons for the reuse of the Installations.

The Application is divided into two parts, each of which is further divided into Chapters, with subchapters. Part One of the Application is the **REDEVELOPMENT PLAN** (the “Plan”); and Part Two of the Application is the **HOMELESS ASSISTANCE SUBMISSION** (the “Homeless Assistance Submission”).

It is the goal of the LRA that this Application, in its two parts, will demonstrate for HUD and DOD that the Application:

- (1) is complete, and
- (2) successfully “balances in an appropriate manner the community development, economic redevelopment and other development needs of the communities in the vicinity of the installations with the needs of the homeless in those communities.”

The **REDEVELOPMENT PLAN** is divided into the following eight chapters, with Subchapters described below:

- I. Introduction
- II. Overview Of The Act
 - A. DOD Identification of Surplus Property; Recognition of LRA
 - B. LRA Evaluation for Reuse of Surplus Property; Outreach to ROHs
 - C. SLGs/ROHs/OIPs – Notices of Interest
 - D. LRA – Redevelopment Plan; Homeless Assistance Submission
 - E. LRA – Application for Plan Approval
 - F. HUD – Review and Approval of Redevelopment Plan
- III. Closure Of The Installations
 - A. Introduction
 - B. Appointment of the LRA
 - C. Publication of Required Request for NOIs; Notice of Workshop
 - D. Required BRAC Workshop; Optional Workshop
- IV. Description Of The Location, Demographics, Land Uses and Restrictions, And Economic Conditions Of The Community And Area Surrounding The Installations
 - A. Description Of The Installations
 - 1. Generally
 - 2. Public Transportation Access
 - 3. Surrounding Land Uses and Restrictions
 - 4. Description Of USARC #2
 - 5. Description Of USARC #3
 - B. Economic Background Of The City Of Houston; Demographics of the Area Surrounding the Installations
 - 1. Economic Background of City of Houston
 - 2. Demographics of Area Surrounding the Installations
 - C. Homeless Assistance And Community And Economic Development Activities Of The City
 - 1. Homeless Assistance Activities of the City
 - 2. Summary Description of the Unmet Need
 - 3. Economic and Community Development Activities of the City
- V. Description Of The Planned Uses Of The Installations; Summary Of Public Comments Received On The Plan
 - A. Summary Of Notices Of Interests Submitted
 - 1. Introduction
 - 2. Houston Police Department NOI: USARC #2 – 7077 Perimeter Park Drive
 - 3. Houston Fire Department NOI: USARC #3 – 6903 Perimeter Park Drive
 - B. Public Comment
- VI. Description Of How The Reuse Achieves A Balance Of Community Needs

- VII. Description Of The Method Of Financing Improvements To The Installations
- VIII. Recommendation.

The **HOMELESS ASSISTANCE SUBMISSION** is divided into the following eight Chapters, with Subchapters described below:

- I. Information About Homelessness In Houston
- II. List Of Political Jurisdictions Comprising The LRA
- III. Description Of Unmet Need In The Continuum Of Care System (with Tables)
 - A. Homeless Needs And Special Needs Population Table
 - B. Priority Homeless Needs Assessment Table
 - C. Narrative Description of the Unmet Need; Description Of Tables; Inventory Of Facilities And Services; Description Of Off-Site Resources To Be Used In Filling The Gaps In The Continuum Of Care; Availability Of Services And Infrastructure
- IV. NOIs Submitted By ROHs; Addressing Homeless Interests And Needs By City
- V. Homeless Outreach By The LRA In Preparing The Plan
 - A. Introduction
 - B. Informal Outreach
 - C. Description Of The BRAC Workshops Conducted By The LRA
 - 1. First Workshop
 - 2. Second Workshop
- VI. Description of ROHs Homeless Assistance Planning Boards Consulted By LRA In Preparing The Plan; Results Of Consultations
- VII. Assessment Of The Manner In Which The Plan Balances Needs Of The Homeless And Community For Economic Redevelopment
 - A. Description Of The Balance Between Expressed Needs Of The Homeless And City's Needs For Economic Redevelopment
 - B. Description Of The Plan's Consistency With The Consolidated Plan
- VIII. Statement That No LBAs Are Required
- IX. Materials Related To Public Review Of The Application
 - A. Overview Of Public Review Process Of The Application
 - B. Notice Of Public Hearing On The Application
 - C. Minutes/Summary Of Public Hearing On Proposed Application Plan

The Application also includes **EXHIBITS**, as described herein, along with the following **SUPPLEMENTAL MATERIALS**:

- Environmental Report for USARC #2
- Environmental Report for USARC #3
- Strategic Plan to End Homelessness
- 2005 Consolidated Plan
- 2006 Consolidated Plan
- 2007 Consolidated Plan

II. OVERVIEW OF THE ACT

The Act and its Implementing Regulations require the LRA to plan and implement the reuse of domestic military installations that are approved for closure or realignment, and specifically describes the guidance DOD and HUD are to provide to the LRA, and further describes the planning documents the LRA is required to develop and submit to DOD and HUD in planning the reuse of such installations, and the standards of review that HUD must follow when reviewing documents submitted by the LRA. The Act further authorizes HUD to determine whether plan for the reuse of such installations proposed by the LRA

“balances the community development, economic redevelopment and other development needs of the communities in the vicinity of the installations with the needs of the homeless in those communities.”

A. DOD – IDENTIFICATION OF SURPLUS PROPERTY; RECOGNITION OF LRA

The Act requires DOD to identify any building or property at an installation covered by the Act that is “excess or surplus property.” Upon such determination it further requires DOD to submit to HUD information on any building or property that is identified as excess or surplus, and to publish in the Federal Register and in a newspaper of general circulation in the communities in the vicinity of such installation information on the buildings and property identified as excess or surplus. Finally, upon recognition of a redevelopment authority for an installation, the Act requires DOD to publish information on the redevelopment authority so recognized.

B. LRA – EVALUATION FOR REUSE OF SURPLUS PROPERTY; OUTREACH TO ROHS

The Act requires the duly recognized local redevelopment authority (the “LRA”), as identified in the Federal Register publication, to assist State and local governments (“SLGs”), representatives of the homeless (“ROHs”), and other interested parties (“OIPs”) in the vicinity of the installation in evaluating buildings and property at the installation for purposes of reuse by them. The Act further requires the LRA to consult with ROHs and to begin, as soon as practicable after the date of approval of closure of the installation, to undertake outreach efforts to provide information on the buildings and property to ROHs and other persons or entities interested in assisting the homeless in such communities. Finally, the Act requires the LRA to publish in a newspaper of general circulation in the City, within 30 days of its recognitions as an LRA, a request for notices of interest (“NOIs”) for reuse of the Installations, and indicate in such publication the time period during, and deadline for, which it will receive NOIs, and the name of a contact person for the LRA.

C. SLGs/ROHs/OIPs – NOTICES OF INTEREST

The Act requires State and local governments, representatives of the homeless, and other interested parties interested in the use or development of the Installations to submit to the LRA a notice of interest in the use of the buildings or property at such installation to the LRA not later than the date specified for such notice. In submitting an NOI in the use of buildings or property to assist the homeless, a ROH shall submit the following:

1. a description of its program to be carried out at the installation,
2. an assessment of the need for such program,
3. a description of the extent to which the program is or will be coordinated with other such programs in the community,
4. a description of the buildings and property at such installation that are necessary in order to carry out the program,
5. a description of the financial plan, the organization, and the organizational capacity of the representative to carry out such program, and
6. an assessment of the time required to commence carrying out the program.

D. LRA – REDEVELOPMENT PLAN; HOMELESS ASSISTANCE SUBMISSION

Finally, the Act requires the LRA to prepare a redevelopment plan for the installation. The Act provides that in preparing the plan, the LRA shall consider the interests in the use to assist the homeless of the buildings and property at the installation that are expressed in the NOIs submitted to the LRA.

The Act further provides that, in connection with a redevelopment plan, the LRA shall do the following:

1. prepare legally binding agreements (“LBAs”) that provide for the use to assist the homeless of buildings and property, resources, and assistance on or off the installation,
2. provide opportunity for public comment on a redevelopment plan before submission of the plan to HUD,
3. complete preparation of a redevelopment plan for an installation and submit the plan not later than 270 days after the date specified by the LRA for submission of NOIs.

E. LRA – APPLICATION FOR PLAN APPROVAL

The Act provides further that the LRA, upon completion of a redevelopment plan, shall submit to DOD and to HUD an application for approval of the redevelopment plan. It provides that the application shall include the following:

1. a copy of the redevelopment plan, including a summary of any public comments on the plan received by the LRA;
2. a copy of each NOI of use of buildings and property to assist homeless that was submitted to the LRA, together with a description of the manner, if any, in which the plan addresses the interest expressed in each such notice, and if the plan does not address such an interest, an explanation of why the plan does not address the interest;
3. a summary of the outreach undertaken by the LRA in preparing the plan
4. a statement identifying the ROHs and the homeless assistance planning boards, if any, with which the LRA consulted in preparing the plan, and the results of such consultations;
5. an assessment of the manner in which the redevelopment plan balances the expressed needs of the homeless and the need of the community for economic redevelopment and other development;
6. copies of the LBAs that the LRA proposes to enter into.

F. HUD – REVIEW AND APPROVAL OF REDEVELOPMENT PLAN

The Act provides that, not later than 60 days after receiving the redevelopment plan from the LRA, HUD shall review the plan for the purpose of determining whether the plan, with respect to the expressed interest and request of the ROHs –

1. takes into consideration the size and nature of the homeless population in the community, the availability of existing services in the community to meet the needs of the homeless, and the suitability of the buildings and property covered by the plan for the use and needs of the homeless in such community;
2. takes into consideration any economic impact of the homeless assistance under the plan on the community
3. balances in an appropriate manner the needs of the community for economic redevelopment and other development with the needs of the homeless in such community;
4. was developed in consultation with ROHs and the homeless assistance planning boards, if any, in the community;
5. specifies the manner in which buildings and property, resources, and assistance on or off the installation will be made available for homeless assistance purposes.

If HUD determines that the plan meets the requirements set forth above, the Secretary of DOD shall dispose of the buildings and property located at the installation.

III. CLOSURE OF THE INSTALLATIONS

A. INTRODUCTION

The Office of Economic Adjustment (“OEA”) of DOD, in a meeting with officials of the City held on March 26, 2006, officially notified the City that two Army Reserve Centers located on Perimeter Park Drive in northwest Houston were to be closed upon a determination that they are surplus property to the needs of the United States Government. By letter dated on April 15, 2006, Houston Mayor Bill White submitted written correspondence to DOD indicating that the City will develop a reuse plan for the properties, that the Installations were located entirely within the City of Houston, and that the City had exclusive land use control jurisdiction over the Installations. He also advised OEA that the City was in the process of establishing a Local Redevelopment Authority (“LRA”) to create a comprehensive development plan for the Installations, and requested recognition of the City as the LRA for the Installations. The Mayor’s letter also identified the following person as the designated point of contact for the LRA: Forest R. “Bob” Christy, Director or Real Estate, Building Services Department, City of Houston, Phone No. 713-247-2639, e-mail address: Bob.Christy@cityofhouston.net. A copy of the Mayor’s Letter is attached hereto as Exhibit A.

The United States Department of the Army, on Tuesday, May 9, 2006, published its surplus property notice in the ***Federal Register Volume 71, No. 89, Tuesday, May 9, 2006, Notices*** (the “Base Closure Publication”), which (i) included in the Surplus Property List of properties determined to be surplus the to the United States’ needs in accordance with the Act the following two installations: **Houston United States Army Reserve Center #2**, located at 7077 Perimeter Park Drive, and **Houston United States Army Reserve Center #3**, located at 6903 Perimeter Park Drive, (ii) included notice that such installations may be made available for conveyance to State and local governments and other eligible entities for public benefit purposes, and (iii) recognized the City of Houston as the Local Redevelopment Authority, *i.e.* the LRA, , with Bob Christy identified as the point of contact for the City. A copy of the Base Closure Publication is attached hereto as Exhibit B.

B. APPOINTMENT OF LRA

Pursuant to his powers as provided in the City Charter, the Mayor appointed the board of the Local Redevelopment Authority. On July 6, 2006 the organizational meeting of the LRA Board was held to introduce the LRA members to each other, present to them their charge, and to discuss the process for developing a redevelopment plan, a plan for outreach to representatives of the homeless, and a plan for securing public comment on the development and the adoption of the Plan. Members of the Board include the following persons representing the respective interests indicated below:

Harris County	Christy Lambright, Comm. & Econ. Development David Turkel, Comm. & Econ. Development 713-578-2043
Homeless Community Representatives	Anthony Love Coalition for the Homeless 713-739-7514 Bob Eury Central Houston 713-650-3022
Private Sector Representative	David Mincberg 713-623-6000 (Becky Morgan, assistant)
City of Houston	Kelton Sams, Building Services Divisions Bob Christy, Building Services Divisions Donald Sampley, Housing & Comm. Development Deborah McAbee, Legal Mike Kramer, Planning Department Maureen Crocker, Mayor's Office

The LRA agenda for the July 6, 2006 organizational meeting of its members was as follows:

- I. Introductions
- II. Background
- III. Timeline
- IV. Options
 - a. Homeless
 - b. Public Conveyance
 - c. Swap
- V. Outreach
- VI. Workshop
- VII. Future Meetings
 - a. Regular Schedule
 - b. As Needed
- VIII. Conclusion

C. PUBLICATION OF REQUIRED REQUEST FOR NOIs; NOTICE OF WORKSHOP

The LRA, on Thursday, June 8, 2006 – within the required 30 day period following the Base Closure Publication – published in the *Houston Chronicle*, a newspaper of general circulation in the City, its required request for submission of Notices of Interest (“NOIs”) for use of the Installations, which (i) provided a deadline for submission of NOIs of December 1, 2006 – which was 117 days following the June 8 publication and between the 90 and 180 days required by law, (ii) invited State and local governments, homeless service providers, and other interested persons to submit NOIs expressing interest in the use of the Installations, and (iii) provided notice of a BRAC Base Reuse Workshop to be held on August 3, 2006, at USARC #2, to provide an overview of the base closure process, a tour of the installation, information on any land use constraints known at the time, as well as, information on the NOI process. A copy of the June 8, 2006 publication, along with an Affidavit of Publication from the newspaper, is attached hereto as Exhibit C. An extensive discussion of the additional informal outreach undertaken by the LRA to representatives of the homeless is provided in the Part Two – Homeless Assistance Submission portion of the Application.

D. REQUIRED BRAC WORKSHOP; SECOND OPTIONAL WORKSHOP

The LRA conducted a Military Base Reuse Workshop (the “First Workshop”), on August 3, 2006, as required by the Implementing Regulations, and as indicated in the June 8 publication of requests for NOIs, which included (i) a tour of the Installations, (ii) presentations by Federal Officials regarding requirement for making application for use of the Installations, (iii) presentations by City Officials regarding the planning process, and (iv) a question and answer session.

The LRA agenda for the August 3, 2006 First Workshop was as follows:

- I. COH Presentation (PD data, Kelton presents)
 - a. Property Description
 - b. Area map
 - c. Transportation Access (including METRO)
- II. HUD Presentation (HUD representative)
 - a. NOI Requirements
 - b. Schedule
 - c. Plan Requirements
- III. Questions (Kelton, HUD)

In addition to the publication of the June 8 notice, the LRA made personal telephonic contact with individuals and organizations who are representatives of the homeless to advise them about the publication and about the holding of First Workshop. Fourteen persons attended the first workshop. Attached hereto, as Exhibit D, is a list of persons and organizations in

attendance at the First Workshop. As noted above, an extensive discussion of the additional informal outreach undertaken, with a list of the organizations and individuals contacted, by the LRA to representatives of the homeless is provided in the Part Two – Homeless Assistance Submission portion of the Application. Also attached hereto, as Exhibit E, is a copy of the Power Point presentation presented at the workshop. Finally, also attached hereto, as Exhibit F, is a copy of the notes from the “Question and Answer” portion of the First Workshop.

The LRA, in an effort to conduct outreach in the community beyond the outreach process required by the Act and the Implementing Regulations, also conducted a second Military Base Reuse Workshop (the “Second Workshop”) on October 28, 2006, which again included (i) a tour of the Installations, (ii) presentations by Federal Officials regarding requirement for making application for use of the Installations, (iii) presentations by City Officials regarding the planning process, and (iv) a question and answer session.

The LRA agenda for the October 28, 2006 Second Workshop was the same as the First Workshop, which was as follows:

- I. COH Presentation (PD data, Kelton presents)
 - a. Property Description
 - b. Area map
 - c. Transportation Access (including METRO)
- II. HUD Presentation (HUD representative)
 - a. NOI Requirements
 - b. Schedule
 - c. Plan Requirements
- III. Questions (Kelton, HUD)

Fifteen persons attended this Second Workshop. Attached hereto, as Exhibit G, is a list of persons and organizations in attendance at the Second Workshop. Attached to Part Two – Homeless Assistance Submission, as an exhibit thereto, is a list of the individuals and organizations contacted by the LRA, and a description of the process of contacting them. As noted above, an extensive discussion of the additional informal outreach undertaken, with a list of the organizations and individuals contacted, by the LRA to representatives of the homeless is provided in the Part Two – Homeless Assistance Submission portion of the Application.

The LRA has conducted outreach in, and sought public comment from, the community with representatives of the homeless, of State and local governments, and of commercial, industrial, residential and other interests from the first day it was notified of the closure of the Installations and throughout the period leading up to the deadline for submission of Notices of Interest. In addition to the required publications, notices, outreach, and public hearing held pursuant to the requirements of the Act and its Implementing Regulations, additional efforts, including the holding of the optional Second Workshop, were also made by the LRA to inform

the community on the availability and reuse planning of the Installations and to facilitate public input and participation in the planning. As noted above, an extensive description of the scope and nature of the additional informal outreach undertaken by the LRA in furtherance of, and beyond, its obligation to do so, with a list of the organizations and individuals contacted, is provided in the Part Two – Homeless Assistance Submission portion of the Application.

By the December 1, 2006 deadline for submitting NOIs to the LRA, only the Houston Police Department and the Houston Fire Department submitted NOIs for use of USARC #2 and USARC #3, respectively. The nature, contents, proposed uses, and methods of financing the redevelopment of each of the Installations described in each of the NOIs submitted by the Police Department and the Fire Department are discussed in greater detail below.

The LRA has also conducted outreach and has sought public comment on the development of this Plan. That process and the comments received throughout it are described hereinafter below. In summary, it can be stated that there have not been, in the citizen participation process to date, expressions of interest submitted to support any redevelopment of the Installations for use for the homeless due to the unsuitability of the location for homeless services.

IV. DESCRIPTION OF THE LOCATION, DEMOGRAPHICS, OTHER LAND USE RESTRICTIONS, EXISTING SURROUNDING LAND USES, AND ECONOMIC CONDITIONS OF THE COMMUNITY AND AREA SURROUNDING THE INSTALLATIONS

A. DESCRIPTION OF THE INSTALLATIONS

1. Generally

The description of the Installations included in this Chapter are taken from a physical site inspection of the Installations by the City of Houston staff, as well as from a review of public records, and a review of the Environmental Condition of Property Reports – Houston USARC #2 and Houston USARC #3, prepared for the U.S. Army Corps of Engineers, dated February 14, 2007 and February 8, 2007, respectively, by The Terraine-EnSafe Joint Venture. A copy of each of the Environmental Reports is included in the Supplemental Materials accompanying this Application.

The Installations are located entirely within the City of Houston, in the Northwest quadrant of the City, and more than 15 miles from the center of downtown Houston, within a developed light industrial/commercial area near Beltway 8 and U.S. Highway 290. There is an abandoned railroad spur of the Southern Pacific Railroad located along the western boundary, beyond which are commercial business/warehouses. Beyond the adjacent properties, the surrounding properties contain office space, light industrial and commercial companies, and gas stations/convenient stores. A site map of the Installations is attached hereto as Exhibit H.

Topographically, the site of the Installations gently slopes to the southeast. No signs of erosion, excavation, or fill can be observed on the sites. A topographical site map of the Installations is attached hereto as Exhibit I.

The Installations, according to the Federal Emergency Management Agency (“FEMA”), the Installations are located beyond the 100-year and 500-year flood planes. Primary vehicular access to the Installations is via Perimeter Park Drive. The Installations are located within a mile of both Highway 290 and the Harris County Toll road system.

The Installations have full access to all public utilities, electric power and gas, water, and sewage. The City provides water and sanitary sewer services to the Installations. The primary source of wastewater is directed to the city sewer system includes non-process wastewater (from bathrooms, sinks, etc.) and vehicle wash water (after being processed through an oil-water separator [OWS]). Center Point Energy provides natural gas service to the Installations for heating and Houston Light and Power provides electricity.

Perimeter fences enclose each of the Installations, and provide a finished, secure parking area within the fencing. The area outside of the perimeter fence on each of the Installations is mowed and otherwise unimproved. There are not woodlands, streams, creeks, navigable

waterways, or other bodies of water on either of the Installations. The nearest named surface water body is Cole Creek, approximately 3,400 feet from the Installations. An unnamed water feature is located approximately 1,600 feet west of the Installations behind the warehouses to the west along the Beltway 8 overpass. This feature appears to receive storm water drainage from the adjoining property warehouse parking lots. Another unnamed water feature is located approximately 2,000 feet from the Installations at the intersection of Hempstead and West Little York Road.

USARC #2, is located on approximately 6.0 acres of land, and includes two buildings – one office building, and one warehouse building. USARC #3 is located on approximately 5.5 acres of land and also includes two buildings – one office building and one garage. Finally, according to the environment database, no designated Indian Reservations are located within one mile of the Installations.

Finally, the Army has reported that employment at the Installations was 80% military and 20% civilian. It also reported that upon Closure of the Installations all operations, and consequently, all military and civilian employees will be relocated to an installation with much more land available in or around Houston, Texas. **Therefore, the City anticipates no loss in military or civilian jobs in the Houston area as a result of the Closure of the Installations.**

2. Public Transportation Access

The Installations are served by Metro Bus service on Bus #216, which runs from the Northwest Station Park and Ride via W. Little York/Pinemont to Downtown Houston. The frequency of the service includes “rush hour” from 5 – 9 AM, 3 – 7 PM, every ten to fifteen minutes.

3. Surrounding Land Uses and Restrictions

The land uses of the area surrounding the Installations are mostly industrial uses on either sides of Perimeter Park Drive, and on the south of W. Little York as well. The land on the other side of Hempstead is undeveloped. Currently, and since 2004, there is, and has been, no major platting activity taking place in and around Perimeter Park Drive. While there are no zoning ordinances within the City of Houston, the City has numerous ordinances within its Code of Ordinances, which regulate the conduct of various activities on property within Houston and the construction of facilities for various uses within the City.

4. Description of USARC #2

USARC #2, is located at 7077 Perimeter Park Drive, on approximately 6.0 acres of land, and includes two buildings – one office building, and one warehouse building. The legal description of USARC #2 is as follows:

All of those certain pieces or parcels of land, being 6.00 acres (261,360 square feet), all of Reserve "C", Block 1 or Perimeter Park, out of the Thomas Hogan Survey, Abstract A-326, lying and situated in the City of Houston, County of Harris, State of Texas.

The site is rectangular in shape. Approximately 70% of the site is considered impervious (asphalt parking area, driveway, concrete walkway, building footprint, etc.), while the remainder is covered with lawn. A fence enclosure begins along the corners of the main office building and includes the warehouse, military equipment parking area, corrugated metal building, and the grassy area behind the main facility building. The main facility building, privately owned vehicle (POV) parking area, and driveways along Perimeter Park Drive are not fenced.

The office building is a one-story administration building that has undergone extensive renovation within the past year. The improvements to the facility include a new roofing system, new floors and walls (that were abated for asbestos) and renovated restroom facilities. The restrooms have six individual shower stalls in the men's restroom. This building has numerous offices with two conference/training rooms. All offices have phone and LAN capabilities. The HVAC system is approximately six years old and would not require any improvements to the existing system. Parking in the front of the facility is somewhat limited if the facility were to be fully occupied, but there is an ample parking area in the rear that could be easily converted to satellite public parking.

The warehouse facility at the rear of the complex is elevated approximately four feet above ground. Vehicle ramp access is on two sides of the building. A large vehicle ramp is provided and is sufficient to accommodate large specialty vehicles. Although drive through access is not available within the warehouse, the facility could adequately house large vehicles. The warehouse is not climate controlled, nor does it have a sprinkler system. Hazardous chemicals are stored outside in above ground containers. The warehouse facility could be utilized to store life safety equipment. The warehouse has restroom facilities and is wired for up to 25 phones, if necessary. The facility is already armed with an alarm system.

In addition to the office building and warehouse, a brand new aluminum shed that can store up to 6 fire trucks has been constructed on site.

The DOD occupants of the USARC #2 included 450th Chemical Battalion, 808th Engineering Company Pipeline, 340th Chemical Company, and 450th Headquarters Detachment for Chemical Battalion, and 463rd Engineering Platoon Fire Fighting.

5. Description of USARC #3

USARC #3 is located at 6903 Perimeter Park Drive, immediately adjacent to USARC #3 on the south, on approximately 5.5 acres of land and also includes two buildings – one office building and one garage. The legal description of USARC #2 is as follows:

All those certain pieces or parcels of land being 5.537 acres out of Reserve “B” of Perimeter Park Block 2, an addition in the T. Hogan Survey, A-326, lying and situated in the City of Houston, Harris County, State of Texas.

The site is rectangular in shape. Approximately 60% of the site is considered impervious (asphalt parking area, driveway, concrete walkway, building footprint, etc.). An unpaved military equipment parking area encompasses the western half of the site. This area has been used for military equipment vehicle parking and storage.

The office building, 23,075 square feet in size, constructed in 1979 or 1980, is a 2-story structure utilized as an administration building. The interior of the building contains numerous offices and one large conference room. All offices are wired for phone and LAN systems. Restroom facilities are included. No other information pertaining to MEP systems or asbestos fireproofing was available during the tour. The facility does not have a sprinkler system. The buildings HVAC system is only one year old, the roofing system was recently replaced. There are numerous roof leaks visible throughout the building that occurred prior to the recent roof replacement.

Parsons Engineering Science, Inc. performed a *Historic Architectural Resources Assessment of the 90th Regional Support Command Facilities in Texas* for the Department of the Army, 90th Regional Readiness Command Office of the Engineer. The findings of the assessment were compiled in a report issued in February 1998, which concluded that the building on the site was not eligible for placement on the National Register of Historic Places because it did not meet the 50-year age criteria and it did not appear to possess exceptional historic importance. The Texas State Historic Preservation Office concurred with the report recommendation in a letter date July 1997.

Parsons Engineering Science, Inc. performed two other reports – *Archeological Assessment and Management Summary, Cultural Resources Assessment of the 90th Regional Readiness Command Facilities, in Arkansas, Louisiana, New Mexico Oklahoma and Texas* in February 1998, which concluded that there were no architectural or archaeological issues at the site. The environmental report concluded that the site has “low” archaeological potential and is not eligible for placement on the National Register of Historic Places.

Parking in the front of the building is somewhat limited, but there is an ample parking area in the rear that could be easily converted to satellite public parking. The garage area includes a five bay door facility that has sufficient clearance and vehicle capacity for large vehicles to enter and exit the garage facility. There are doors at each end of the garage area for easy “drive through” access. No vehicle lifts were noted in the garage area. The area was not climate controlled. Hazardous chemicals have been stored in above ground containers. Although the garage area is sufficient to store the large vehicles, additional storage was limited.

The DOD occupants of the USARC #2 included 348th Transportation Headquarters, 31st Detachment, 369th Detachment, 453rd Transportation, 614th Detachment, 651st Detachment, and Area Maintenance Support Activity (“AMSA”) #73.

B. ECONOMIC BACKGROUND OF THE CITY OF HOUSTON; DEMOGRAPHICS OF THE AREA SURROUNDING THE INSTALLATIONS

1. Economic Background of the City

The City of Houston is the county seat of Harris County, the largest city in Texas, and the fourth largest city in the United States. The City’s 2000 Census population was 1,953,631. The City was founded on the banks of the Buffalo Bayou and is located fifty miles from the Gulf of Mexico on the upper Gulf Coast. The City covers 617 square miles in Harris, Fort Bend, and Montgomery counties. The City is a center for the retail, financial, medial, transportation, petroleum and manufacturing industries. Tourism is also an important industry in the City. Houston is the leading manufacturer of oilfield equipment in the U.S. Petroleum refining in Houston and the Texas Gulf Coast area amount to over 80% of the estimated Texas total capacity and approximately 20% of the estimated United States refining capacity; \$3 billion worth of heavy industry is concentrated along the 50-mile Houston Ship Channel.

Approximately 2,700 manufacturing firms are located in the Houston SMSA. The area’s largest industries include metal product fabrication, oilfield products and machinery, chemicals, computers and electronics. Each industry employs over 20,000 persons each. The City’s economy includes the Johnson Space Center; 28 colleges and universities; the Houston Airport System, including Bush Intercontinental Airport and William P. Hobby Airport; Minute Maid Park, home of the Major League Baseball’s Houston Astros; Toyota Center, a 17,000-seat sports arena and entertainment facility that is home to the NBA’s Houston Rockets; and Reliant Stadium, home of the NFL’s Houston Texans and the Houston Livestock Show and Rodeo. Built next door to the Reliant Astrodome, Reliant Stadium hosted Superbowl XXXVIII in 2004.

Additionally, as noted in the City’s Consolidated Plan (hereinafter defined), Houston has been described as a microcosm of the United States, a miniature “melting pot” inhabited by multi-nationalities in a landmass covering 639.8 square miles. Like the rest of the country, over the last forty years, the City has undergone a demographic revolution, as the majority population has become the minority population. Currently less than fifty percent of Houstonians are white. So too, with the City’s restructured economy, which is not high-tech knowledge-based, the level of poverty appear to be increasing as Houston becomes more prosperous. It is this poverty which represents a major challenge to the City’s efforts to improve the “quality of life” components, *e.g.* education, economy, environment, traffic, public safety, etc.

Finally, in the 2007 Consolidated Plan, the City has reported that Houston’s economy remains robust, even with an unemployment rate of four percent (4%) as compared to 4.6% for the Nation. Construction of residential and commercial projects continues at a steady volume throughout the City. Despite the appearance of a strong local economy, there are indications that

all are not benefiting financially. The 2000 Census documented that the majority of Houstonians (53.5%) were low or moderated-income. The Consolidated Plan outlines how the City will assist low and moderate-income residents using federal, state and local resources.

2. Demographic Characteristics of the Area Surrounding the Installations

The land uses of the area surrounding the Installations, as noted above, are mostly industrial uses. As also noted above, currently, and since 2004, there is, and has been, no major platting activity taking place in and around Perimeter Park Drive. In fact, the area within one-mile of the Installations is relatively sparsely populated. That is, as of the 2000 Census, there were only 1,929 households located within one-mile surrounding the Installations and most are located on the opposite of Highway 290. Within those 1,929 households, the residential population was 3,556, which is an average of 1.8 persons per household. Of that population, 34% is Hispanic, 5.6% is White, 7.5% African-American, 0.5% American Indian, and 2.6% Asian American. See the Attached Table of population statistics:

Population Race/Ethnicity, Households and Housing Units for 1mile Buffer Study Area

Population		
Total		3,556
Race/Ethnicity		
Hispanic		1,208
Not Hispanic		2,348
White		1,909
Black / African American		265
American Indian		18
Asian		94
Native Hawaiian or Pacific Islander		-
Some other		10
2 or more races		52
Households		1,929
Housing Units		2,038
Occupied		1,940
Vacant		98

Source: US Census Bureau 2000

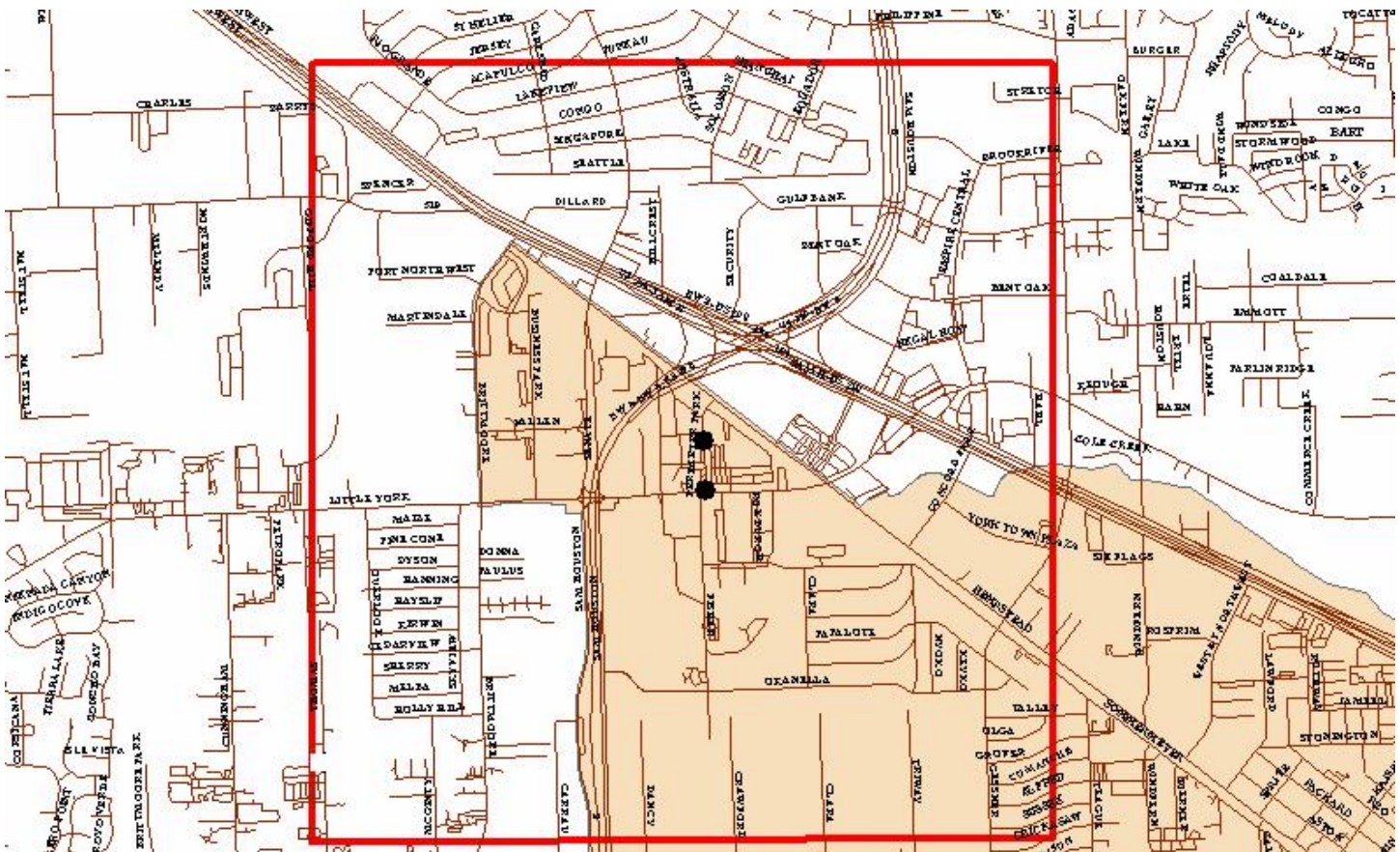
*Compiled by CITY OF HOUSTON Planning & Development
Dept.
8/6/2007*

There also follows, below, a map of the one-mile perimeter of the Installations. It should be noted that the shaded area in which the Installations are located include areas that are located within the corporate boundaries of the City. The un-shaded areas on the map are areas that are located outside of the City limits of the City. Consequently, it should be noted that of the 1,929 households located within the one-mile perimeter of the Installations, the vast majority of such households are located in neighborhoods on the opposite side of the freeway. It is thus clear from a view of the map that the Installations are in an area in which there is very little residential property use.

There also follows, maps showing the current land uses surrounding the Installations, which show the predominant industrial character of the surrounding area.

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**Study Area:
1 Mile Buffer from Parcels**



Red shows the study area. The points show the addresses

Note: This is not a Map; it is to be used for reference purposes only and is to the best information available to the city. The Planning Department at City of Houston does not warrant its accuracy or completeness.

GoogleEarth Maps





**C. HOMELESS ASSISTANCE AND COMMUNITY AND ECONOMIC DEVELOPMENT
ACTIVITIES OF THE CITY**

1. Homeless Assistance Activities of the City

Throughout the course of the homeless outreach processes leading up to the receipt of notices of interest and the development of a redevelopment plan for the Installations, in addition to its formal outreach processes, in furtherance of its efforts to address the needs of the homeless population and for its local Continuum of Care System in the development of a redevelopment plan, the LRA, as part of its informal outreach, consulted with the *Blue Ribbon Commission to End Chronic Homelessness – Houston/Harris County* (the “Blue Ribbon Commission”) and reviewed the Blue Ribbon Commission’s “*Strategic Plan to Address Homelessness – Houston/Harris County – May 2006, Amended January 24, 2007*” (the “Strategic Plan”). At the same time, the LRA also reviewed the City’s *Consolidated Plan* (as defined in the Act and the Implementing Regulations, and includes the City’s *2005 Consolidated Plan* as amended by the City’s *2006 Consolidated Plan* and the *2007 Consolidated Plan*, collectively, the “Consolidated Plan”) prepared in accordance with the requirements of HUD which serves as the City’s comprehensive housing affordability strategy and community development plan for funding under any of the HUD Community and Planning Development formula grant programs – CDBG ESG, HOME and HOPWA, and consulted also with the City’s Housing and Community Development Department, which is charged with implementing the Consolidated Plan. The elements of the City’s Consolidated Plan, as well as, the LRA’s consultations with the Blue Ribbon Commission and the City’s HCDD, and the City’s participation in the implementation of both the Strategic Plan and the Consolidated Plan are discussed in greater detail in the Part Two – Homeless Assistance Submission portion of this Application.

The Strategic Plan, as discussed in greater detail in the Homeless Assistance Submission portion of this Application that follows, included the conduct of a comprehensive needs assessment of homeless persons living in Houston/Harris County. The assessment additionally included a comprehensive study to invite the homeless to discuss who they are, the risks and conditions associated with homelessness, and potential solutions that would enable those who are homeless to secure and maintain permanent housing. More than 2500 persons participated in the study.

The final count was 6,218 of unsheltered homeless persons and 5,787 for sheltered homeless persons. These individuals were found through the City and Harris County; some in encampments as large as 200, others alone and asleep behind buildings, still others walking alone or in small groups. The total number of persons within the sub-populations exceeds 12,000, since it is possible of a person to be included in more than one category: i.e. a chronically homeless veteran would be counted in both categories. Within the group are 2,443, families with children, 409 of which are in emergency shelters, and 692 in transitional housing. It is estimated that as many as 1,342 families may be unsheltered.

The Consolidated Plan, as discussed in greater detail in the Homeless Assistance Submission portion of this Application that follows, provides a discussion of the Continuum of Care Plan in which the City participates. It discusses the unique consortium of approximately 30 agencies with which the City participated in establishing a multi-faceted, innovative partnership to assist the various homeless sub-populations. Specifically, the sub-populations described are comprised of homeless individuals and families with children, the chronically homeless, the severely mentally ill, those with chronic substance abuse, veterans, person with HIV/AIDS, victims of domestic violence and youth under 18 years of age. Consortium member agencies provide the following three strategies to address the needs of the various sub-populations of homeless: (i) **emergency shelter**, (ii) **transitional housing** and (iii) **permanent supportive housing**. A variety of support of services are also dispensed covering: intervention assistance; rental/mortgage/utility assistance; food pantry/clothing outlets, employment/education assistance; homeless prevention; substance abuse/relapse prevention; teen programs; assistance to those with AIDS; and aid to victims of domestic violence. These strategies are provided in areas surrounding the downtown central business district of the City, more than 15 miles, as noted above, from the location of the Installations.

2. Summary Description of the Unmet Need

(a) Among providers of **emergency shelter**, approximately 2,427 year round beds are made available to serve the homeless, resulting in an **unmet need of 3,421 beds**.

(b) Through **transitional housing**, the city has a total of 2,995 year round beds, but an **unmet need for an additional 3,162 beds**.

(c) The current inventory for **permanent supportive housing** consists of 1,473 year round beds and an **unmet need for an additional 2,857 beds**.

The consortium regularly applies for funds under the Super Notice of Funds Availability ("NOFA") for Continuum of Care programs to address the needs for housing/beds and support services of each homeless sub-population. In addition to providing basic assistance, the Continuum Plan promotes strategies to:

- a. help prevent those who have successfully transitioned out of homelessness from falling back;
- b. help decentralize services to those clients scattered throughout the city; and
- c. help monitor the provision of services and eliminate possible duplication.

The 2006 Consolidated Plan states that the consortium is responsible for guiding the Continuum of Care process: establishing policies and procedures; hosting competitive requests for applications; and providing on-going technical assistance in the implementation and evaluation of funded projects. The 2007 Consolidated Plan notes that for all three subpopulations the need is for shelter with supportive services. It also describes the collaboration among HUD, the Homeless Coalition, the City, and Harris County, which

administers the grant-making process under the Continuum of Care approach. The collaboration is responsible for guiding the Continuum of Care process: establishing policies and procedures; hosting competitive requests for applications; and providing on-going technical assistance in the implementation and evaluation of funded projects.

The Houston/Harris County Continuum of Care focuses on several components (homeless needs, inventory, strategy, and priorities) that match the homeless elements listed in the Consolidated Plan. The City and the Houston/Harris County Continuum of Care utilizes the enumeration and needs assessment information gathered for the ten (10) year plan to end chronic homelessness.

A copy of the *Strategic Plan* is included in the Supplemental Materials accompanying this Application. Additionally, a copy of the *2005 Consolidated Plan*, of the *2006 Consolidated Plan*, and of the *2007 Consolidated Plan* is also included in the Supplemental Materials accompanying this Application.

3. Community and Economic Development Activities of the City

It was also noted by the LRA that the Consolidated Plan, in addition to the homeless assistance activities, which are a part of the City's comprehensive housing affordability strategy and community development plan, includes various community and economic development activities of the City undertaken in selected areas of the City. Some of the community and economic development activities incorporated in the City's Consolidated Plan include activities to address public housing, lead-based paint hazard reduction, barriers to affordable housing, fair housing, and anti-poverty strategies. Some of these strategies include the designation of areas for participation in the following, just to name a few:

- Hope Neighborhoods
- Enhanced Enterprise Community
- Land /Assemblage Redevelopment Authority
- Community Development Areas
- Super Neighborhoods
- Tax Increment Reinvestment Zones
- Street Improvements and Planting of Trees and Shrubbery
- SPARK (School-Park) Park Improvements
- Improvement Projects and Program Services
- Youth Enrichment Programs, Economic Development Projects
- CDBG Proposed Projects.

Improvement strategies are financed by one of the various Federal grants administered by HCDD. These Federal formula grant programs are each designated to address a specific need, and include the following:

- CDBG
- Emergency Shelter Grant (ESG)
- Home Investment Partnerships (HOME) Program
- Homebuyer Assistance Program
- American Dream Down Payment Initiative (ADDI)
- Housing Opportunities for Persons with AIDS (HOPWA)

The City, additionally, uses the following sources of funds for community and economic development activities, which work cooperatively with several tax-related incentive initiatives that facilitate economic growth through affordable housing, business development and creation of jobs:

- Tax Abatement Ordinance
- Tax Increment Reinvestment Zones
- New Market Tax Credits

- Brownfields Tax Credits and Funding
- Private Activity Bonds and Mortgage Revenue Bond Program

In that respect, it was also noted that the Installations are not included within any of the areas targeted by the City for conduct of its various activities included within the Consolidated Plan.

It was also noted that one of the purposes of the Consolidated Plan is ensure compliance by the City in its CDBG activities with the national objectives of the ***Housing and Community Development Act of 1974*** (the “Community Development Act”), which are: (i) benefiting low- and moderate income persons, (ii) preventing or eliminating blight, or (iii) meeting other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs. In that respect, it was noted that 24 CFR 570.483(e)(2) provides that:

“(2) Where the assisted activity is the acquisition of real property, a preliminary determination of whether the activity addresses a national objective may be based on the planned use of the property after acquisition.”

The LRA concluded that the acquisition of the Installations by the City for the respective uses proposed by the Police Department and the Fire Department, described below, was consistent with the second of the stated national objectives of the Community Development Act, being the preventing of blight by the planned reuse of the Installations by the City.

V. DESCRIPTION OF THE PLANNED USES OF THE INSTALLATIONS, INCLUDING A SUMMARY OF ANY PUBLIC COMMENTS RECEIVED ON THE PLAN BY THE LRA

A. SUMMARY OF NOTICES OF INTERESTS SUBMITTED

1. INTRODUCTON

It should be noted that no Notices Of Interests were submitted to the LRA from any representatives of the homeless or others interested in using the Installations for homeless assistance or shelter purposes within the time frame or deadlines stipulated. The only Notices of Interests submitted to and received by the LRA were submitted by the City of Houston Police Department expressing an interest to use USARC #2, under the a “public benefit transfer” described in greater detail below, with the U.S Department of Justice (“DOJ”) serving as the “sponsoring federal agency”, and by the City of Houston Fire Department expressing an interest to use USARC #3, under a “public benefit transfer” described in greater detail below, with the Federal Emergency Management Agency (“FEMA”) branch of U.S. Department of Homeland Security (“DHS”) serving as the “sponsoring federal agency”. The following is a summary of their respective submitted NOIs.

**2. USARC #2
7077 PERIMETER PARK DRIVE**

HOUSTON POLICE DEPARTMENT

The LRA received a Notice of Interest from M. W. Thaler, Executive Assistant Chief, Investigative Operations, on behalf of the City of Houston Police Department (the “Police Department”) for the use of USARC #2 located at 7077 Perimeter Park Drive, to address critical law enforcement needs of the City, under a “public benefit transfer” with DOJ serving as the requisite sponsoring federal agency. The Police Department is the local law enforcement branch of the City of Houston. The Police Department’s Special Weapons And Tactics Team (“SWAT Team”), Dive Team, Bomb Squad, and Hostage Negotiations Team serve the broader region with training and assisting with matters occurring outside of the City Limits. The Dive Team is also equipped with and available to search for possible weapons of mass destruction in the Houston Ship Channel.

Office space within the facility will house personnel assigned to the SWAT Team, the Bomb Squad, the Dive Team, and the Hostage Negotiations Team. Conference room space will be used to provide classroom training on homeland security topics to Police Department officers and officers from other regional law enforcement agencies. Finally, warehouse facilities will be used to store large vehicles and search-and-rescue boats. The Dive Team, for proper drying and storage of diving equipment, will use space for a separate Dry Room.

Classroom training for the Police Department personnel will continue to be funded by the Police Department. As homeland security responsibilities and federal directives place added duties on local law enforcement, these Police Department units will have space to expand personnel and equipment, much of which large vehicles and much of which equipment have been funded by the U.S. Department of Homeland Security.

The Police Department has advised the LRA that it has satisfied the regulatory requirements to acquire USARC #2 under a public benefit transfer by advising DOJ of the interest in a public benefit transfer, and by initiating an application for DOJ sponsorship as the federal agency for such public benefit transfer. Attached hereto, as Exhibit J is a copy of the Notice of Interest submitted by the Police Department to the LRA for its use of USARC #2. Also attached hereto, as Exhibit K, is a copy of the notification of intent to DOJ.

**3. USARC #3
6903 PERIMETER PARK DRIVE**

HOUSTON FIRE DEPARTMENT

The LRA also received a Notice of Interest from Jack Williams, Assistant Fire Chief, on behalf of the City of Houston Fire Department for the use of USARC #3 located at 6903 Perimeter Park Drive, under a public benefit transfer to address the critical needs of the Department for training space, warehouse space, satellite fleet maintenance service facility, and additional office space for decentralized Arson and Fire Prevention offices with FEMA serving as the requisite sponsoring federal agency. The Fire Department anticipates that only minor modifications to the facility would be required to ready the facility for move-in by the Fire Department.

The Fire Department has advised the LRA that it has submitted a formal application to FEMA for its approval as the sponsoring federal agency for a public benefit transfer to the Fire Department. Attached hereto, as Exhibit L, is a copy of the Notice of Interest submitted to the LRA by the Fire Department for its use of USARC #3. Also attached hereto, as Exhibit M, is a copy of the Fire Department's application to FEMA to serve as a sponsoring agency for a public benefit transfer to the Fire Department.

B. PUBLIC COMMENT

Public comment was sought throughout the planning process which began immediately upon notification that the Installations were determined to be surplus property. In addition to the required procedures leading up to the deadline for submitting NOIs, which include (i) publication of requests for Notices of Interest published on June 8, 2006, and (ii) at least one Workshop held on August 3, 2006 on the closure and disposal process, additional outreach efforts were also made to inform the community on the availability and reuse planning of the Installations and to facilitate public input and participation in this planning. The additional efforts included consultations with community representatives with local education, housing and family development organizations, a Second Workshop held on October 28, 2006, and posting of the Plan in draft form on the City's website where there was a website link for public comment.

To summarize the content of the public comments leading up to the deadline for submitting NOIs, it can be stated that by the December 1, 2006 deadline for submitting NOIs to the LRA, only the Houston Police Department and the Houston Fire Department submitted NOIs for use of USARC #2 and USARC #3, respectively and that there has not been, throughout this process, to date, any expression of support for, or interest in, any homeless redevelopment of the Installations. Furthermore, it can also be stated that no expressions of interest were received from ROHs for homeless based use of the Installations due to the sited unsuitability of the location for homeless services, and that no expressions of interest from OIP for commercial, industrial, or residential development interests or other interests in the use of the Installations,

In preparation for submission of this Application to HUD and DOD, the LRA arranged for a first draft of the Executive Summary of its Application to be posted on the City's website on July 27, 2007. A second draft of the Executive Summary was again posted on the City website on August 20, 2007 soliciting public comments to the Application, with an opportunity for comments to be provided by the public through the website link. A Draft Plan was posted on the City website on September 7, 2007. There have been no comments received to date from the website link.

VI. DESCRIPTION OF HOW THE REUSE ACHIEVES A BALANCE OF COMMUNITY NEEDS

The LRA has sought to balance the needs of the homeless with other needs for redevelopment in Houston throughout the development of the final Redevelopment Plan. In furtherance of, and obedient to, its statutory duty the LRA has determined that there is little justification for using the location for homeless community services or for economic based redevelopment of the Installations when it takes into consideration the following:

- (i) the needs of the homeless population being addressed through various strategies found in the *Consolidated Plan* and the *Strategic Plan*, where the focus is on providing easy access to services for the homeless community,
- (ii) no expressions of interest from ROHs for homeless based use of the Installations who site the unsuitability of the location for servicing the homeless as the determining factor for their lack of interest,
- (iii) no anticipation of any significant number of civilian jobs being lost in the closure of the Installations,
- (iv) the community and economic development needs of the City being addressed through various other strategies and no expressions of interest from commercial, industrial, or residential development or other interests in the use of the Installations,
- (v) the expressions of interests from the Police Department in reuse of USARC #2 under a public benefit transfer with DOJ serving as the sponsoring federal agency,
- (vi) the expressions of interests from the Fire Department in reuse of USARC #3 under a public benefit transfer with DHS serving as the sponsoring federal agency.

Throughout the development of the final Redevelopment Plan the LRA seeks to balance the needs of the homeless with other needs for redevelopment in Houston. Through the various strategies found in the *Consolidated Plan* and the *Strategic Plan*, the focus is on providing easy access to services for the homeless community. There is little justification and no interest in redevelopment of these sites because the location was found to be unsuitable for servicing the homeless.

The Police Department, which employs over 5,000 classified and over 1,000 civilian personnel, has officers located at various locations throughout the City, creating a coordination challenge and other problems related to access to large vehicles and equipment. The Police Department will relocate all current personnel, vehicles, and equipment assigned to the Police Department's SWAT Team, Dive Team, Bomb Squad, and Hostage Negotiations Team to the

new larger facility. This relocation, which will include vacating space currently used by the Police Department, will immediately resolve those issues, and permit a shift in operational costs to support the new facility.

The Fire Department, which employs over 4,000 firefighters and 90 fire stations, and multiple support facilities at various locations throughout the City. The Fire Department is currently operating at approximately 115% capacity at its existing facilities. The move into the new facility will allow the Fire Department to prepare for the future, and will be incorporated into the facilities master plan it is developing.

The overcrowding of their respective decentralized facilities hinders the operation of both departments. The Police Department and the Fire Department are actively seeking new facilities in which to provide their vital community services, and it is the position of the LRA that these respective uses would far outweigh any other redevelopment of the Installations.

Furthermore, the combined use of both facilities, respectively, by the Police Department and the Fire Department will provide additional synergy and joint opportunities to the “First Responder” Departments in the service to the citizens of the City of Houston. This would provide the City of Houston with a Public Safety Complex in the northwest corridor of the City.

Finally, the use of the Installations by the Police Department and the Fire Department are consistent with the national objectives of the Community Development Act of eliminating blight by providing for the reuse of potentially abandoned buildings in the City.

VII. DESCRIPTION OF THE METHOD OF FINANCING IMPROVEMENTS TO THE INSTALLATIONS

Each of the two Installations require on minor modifications to be ready for move in by each respective Department. The Fire Department and the Police Department will each respectively absorb the minor costs associated with necessary modifications for telephone and data communications. Operations will begin immediately in each of the two Installations as no structural changes are needed to either and there exists no unmet building or development code requirements, nor unmet land use control requirements.

VIII. RECOMMENDATION

It should be noted that no expression of intent to use the property was received from any other individual, entity, or organization, except for the Police and Fire Departments, within the time frame or deadlines stipulated, or since then. Notwithstanding that, the LRA has sought throughout the development of the Final Redevelopment Plan to balance the needs of the homeless with other needs for redevelopment of the City. Through the various strategies found in the *Consolidated Plan* and the *Strategic Plan*, the focus is on providing easy access to services for the homeless community. There is little justification and no interest in redevelopment of these sites by ROH because the location was found to be unsuitable for servicing the homeless. The community and economic development needs of the City are being addressed through various other activities and strategies. There is no anticipation of any significant number of civilian jobs being lost in the closure of the Installations. Consequently, the respective reuse of the Installations by the Police Department and the Fire Department would appear to be consistent with the City's Consolidated Plan, as they further one of the national objectives of the Community Development Act, to which the Consolidate Plan must conform, being the prevention of blight by providing for the planned reuse of potentially "abandoned buildings" in the City.

Additionally, it is recognized by the LRA that the basic requirements of a military installation and civilian police and fire departments are not dissimilar, as each place priorities on workplace safety, efficiency, structural integrity, and controlled and monitored access by the general public and other visiting entities. Workspaces, storage areas, and maintenance of sensitive materials all must be regulated with careful consideration to the daily operational security of both military installations and civilian police and fire facilities.

The design, construction, physical condition, location, infrastructure, and public access of the Installations readily lend themselves to the redevelopment of the Installations for the respective police and fire departments of the City. This redevelopment would require the minimum amount of time and expense enhancing the desirability of the property to the City of Houston for those purposes, and would result in the immediate removal of a potential vacancy in the City's inventory of institutional and industrial buildings.

The LRA will meet in September 2007 to make their final recommendation to the City Council of the City, to HUD, and to DOD that both of the Installations be transferred to the City of Houston for the redevelopment of the Installations as permanent facilities, respectively, to the Police Department for USARC #2, and to the Fire Department for USARC #3, prior to the deadline for submitting this final Application to HUD for its approval.

PART TWO: HOMELESS ASSISTANCE SUBMISSION

I. INFORMATION ABOUT HOMELESSNESS IN HOUSTON, TEXAS

A comprehensive needs assessment of homeless persons living in Houston/Harris County was conducted under the auspices of the Coalition for the Homeless and the *Blue Ribbon Commission to End Chronic Homelessness – Houston/Harris County – May 2006* (the “Blue Ribbon Commission”) from August 2004 through January 2005 through its “*Strategic Plan to Address Homelessness – Houston/Harris County – May 2006, Amended January 24, 2007*” (the “Strategic Plan”). As noted above, copy of the *Strategic Plan* is included in the Supplemental Materials accompanying this Application. The assessment additionally included a comprehensive study to invite the homeless to discuss who they are, the risks and conditions associated with homelessness, and potential solutions that would enable those who are homeless to secure and maintain permanent housing. More than 2500 persons participated in the study.

The final count was 6,218 of unsheltered homeless persons and 5,787 for sheltered homeless persons. These individuals were found through the City and Harris County; some in encampments as large as 200, others alone and asleep behind buildings, still others walking alone or in small groups. The total number of persons within the sub-populations exceeds 12,000, since it is possible of a person to be included in more than one category: i.e. a chronically homeless veteran would be counted in both categories. Within the group are 2,443, families with children, 409 of which are in emergency shelters, and 692 in transitional housing. It is estimated that as many as 1,342 families may be unsheltered.

Specifically, as noted in the *Consolidate Plan*, the sub-populations described are comprised of homeless individuals and families with children, the chronically homeless, the severely mentally ill, those with chronic substance abuse, veterans, person with HIV/AIDS, victims of domestic violence and youth under 18 years of age. Consortium member agencies provide the following three strategies to address the needs of the various sub-populations of homeless: (i) emergency shelter, (ii) transitional housing and (iii) permanent supportive housing. A variety of support of services are also dispensed covering: intervention assistance; rental/mortgage/utility assistance; food pantry/clothing outlets, employment/education assistance; homeless prevention; substance abuse/relapse prevention; teen programs; assistance to those with AIDS; and aid to victims of domestic violence. These strategies are provided in areas surrounding the downtown central business district of the City, more than 15 miles, as noted above, from the location of the Installations.

The 2007 Consolidated Plan notes that for all three subpopulations the need is for shelter with supportive services. Also as previously noted, a copy of the *Consolidated Plan* is included in the Supplemental Materials accompanying this Application.

II. LIST OF POLITICAL JURISDICTIONS COMPRISING THE LRA

The Installations are located entirely within the City of Houston, which has exclusive land use control jurisdiction over the Installations. Consequently, the City of Houston is the primary political jurisdiction comprising the LRA, with one representative designated by the office of Harris County Commissioner Eversole and another by the Harris County Community and Economic Development Department.

III. DESCRIPTION OF UNMET NEED IN THE CONTINUUM OF CARE SYSTEM

A. HOMELESS NEEDS AND SPECIAL NEEDS POPULATION TABLE FROM CONSOLIDATED PLAN (TABLE 1)

Table 1: HOMELESS AND SPECIAL NEEDS POPULATION TABLE

CONTINUUM OF CARE HOMELESS POPULATION AND SUBPOPULATIONS				
Part 1: Homeless Population	Sheltered		Un-sheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	1,769	1,448	5,792	9,009
2. Homeless Families with Children	226	495	258	969
2a. Homeless Families with	658	1,547	791	2,996
Total (lines 1 + 2a)	2,427	2,995	6,582	12,005
Part 2: Homeless	Sheltered		Un-sheltered	Total
1. Chronically Homeless		1,736	1,866	3,604
2. Severely Mentally Ill		2,604	2,798	5,402
3. Chronic Substance Abuse		2,760	2,996	5,726
4. Veterans		1,638	1,760	3,397
5. Persons with HIV/AIDS		729	703	1,513
6. Victims of Domestic Violence		654	703	1,357
7. Youth (under 18 years of age)		1,157	1,244	2,401

Source: Reproduced from City of Houston – 2005 Consolidated Plan, page 27.

B. PRIORITY HOMELESS NEEDS ASSESSMENT TABLE FROM CONSOLIDATED PLAN (TABLE 2)

Table 2: PRIORITY HOMELESS NEEDS ASSESSMENT TABLE

CONTINUUM OF CARE HOMELESS POPULATION AND SUBPOPULATIONS (CONTINUED)							
Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	Priority H, M, L	Plan to Fund Y/N	Fund Source: HOME, HOPWA, ESG, or Other
Beds	Emergency Shelters	4,954	1,769	3,185	H	Y	CDBG, ESG, HOPWA
	Transitional Housing	4,055	1,448	2,607	H	Y	CDBG, ESG, HOPWA
	Permanent Supportive	2,957	930	2,027	H	Y	CDBG
	Total	11,966	4,147	7,819			
Chronically Homeless		3,602	930	4,532			
Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	Priority H, M, L	Plan to Fund Y/N	Fund Source: HOME, HOPWA, ESG, or Other
Beds	Emergency Shelters	894	658	236	H	Y	CDBG, ESG, HOPWA
	Transitional Housing	2,102	1,547	555	H	Y	CDBG, ESG, HOPWA
	Permanent Supportive	1,373	543	830	H	Y	CDBG, ESG, HOPWA
	Total	4,369	2,748	1,621			

Source: Reproduced from City of Houston – 2005 Consolidated Plan, page 27.

C. NARRATIVE DESCRIPTION OF THE UNMET NEEDS; DESCRIPTION OF TABLES; INVENTORY OF FACILITIES AND SERVICES; DESCRIPTION OF OFF-SITE RESOURCES TO BE USED IN FILLING GAPS IN THE CONTINUUM OF CARE; AVAILABILITY OF SERVICES AND INFRASTRUCTURE

The 2005 Consolidated Plan provides a discussion of the Continuum of Care Plan in which the City participates. It provides that a unique consortium of approximately 60 agencies has established a multi-faceted, innovative partnership to assist the various homeless sub-populations. Specifically, the sub-populations are comprised of homeless individuals and families with children, the chronically homeless, the severely mentally ill, those with chronic substance abuse, veterans, person with HIV/AIDS, victims of domestic violence and youth under 18 years of age. Consortium member agencies provide (i) emergency shelter, (ii) transitional housing and (iii) permanent supportive housing. A variety of support of services are dispensed covering: intervention assistance; rental/mortgage/utility assistance; food pantry/clothing outlets, employment/education assistance; homeless prevention; substance abuse/relapse prevention; teen programs; assistance to those with AIDS; and aid to victims of domestic violence.

Among providers of emergency shelter, approximately 2,427 year round beds are made available to serve the homeless, resulting in an unmet need of 3,421 beds.

Through transitional housing, the city has a total of 2,995 year round beds, but an unmet need for an additional 3,162 beds.

The current inventory for permanent supportive housing consists of 1,473 year round beds and an unmet need for an additional 2,857 beds.

The consortium regularly applies for funds under the Super Notice of Funds Availability (“NOFA”) for Continuum of Care programs to address the needs for housing/beds and support services of each homeless sub-population. In addition to providing basic assistance, the Continuum Plan promotes strategies to:

- a. help prevent those who have successfully transitioned out of homelessness from falling back;
- b. help decentralize services to those clients scattered throughout the city;
and
- c. help monitor the provision of services and eliminate possible duplication.

The 2006 Consolidated Plan states that the consortium is responsible for guiding the Continuum of Care process: establishing policies and procedures; hosting competitive requests for applications; and providing on-going technical assistance in the implementation and evaluation of funded projects. Over the last twelve (12) years, more than \$100,000,000 has been awarded to agencies in Houston/Harris County through the Continuum of Care process. In 2005, the Continuum was awarded \$14.7 million for homeless assistance. Applications for assistance numbered sixty-two (62), totaling \$20.3 million. The collaboration does anticipate an increase in FY '07 for services to the chronically homeless.

The 2007 Consolidated Plan notes that for all three subpopulations the need is for shelter with supportive services. It also describes the collaboration among HUD, the Homeless Coalition, the City, and Harris County, which administers the grant-making process under the Continuum of Care approach. The collaboration is responsible for guiding the Continuum of Care process: establishing policies and procedures; hosting competitive requests for applications; and providing on-going technical assistance in the implementation and evaluation of funded projects.

The Houston/Harris County Continuum of Care focuses on several components (homeless needs, inventory, strategy, and priorities) that match the homeless elements listed in the Consolidated Plan. The City and the Houston/Harris County Continuum of Care utilizes the enumeration and needs assessment information gathered for the ten (10) year plan to end chronic homelessness.

A copy of the *Strategic Plan* is included in the Supplemental Materials accompanying this Application. Additionally, a copy of the *2005 Consolidated Plan*, of the *2006 Consolidated Plan*, and of the *2007 Consolidated Plan* is also included in the Supplemental Materials accompanying this Application.

IV. NOIs SUBMITTED BY ROHs

No Notices of Interest from any representatives of the homeless or other interested parties, other than the Police and Fire Departments, it should be noted, were submitted to the LRA, within the time frame of the December 1, 2006 deadline. No expressions of interest to use the Installations for homeless services was ever received, notwithstanding that the LRA published its request for NOIs, conducted formal and informal outreach to representatives of the homeless, and held two workshops on the BRAC process. ROHs cited the unsuitability of the location as the determining factor for their lack of interest. The LRA, however, was recently approached informally, from a person interested in the Installations for redevelopment for a multi-family use. Yet, no formal written interest has been submitted detailing a plan for development or financing of such on the Installations.

The Application contains additional required information relating to homeless populations in Houston/Harris County, Texas, and the manner in which the City and County are otherwise addressing the unmet needs in the Continuum of Care System. However, it can be stated, in summary, that long before the Installations were selected for closure, continuing today, and planning for the future, the City and County have sought through various strategies described in the Application to otherwise address the needs of homeless persons in the community; notwithstanding the ongoing need for additional resources to fund the programs submitted for funding through the Notice of Availability of Funds.

V. HOMELESS OUTREACH OF LRA IN PREPARING THE PLAN

A. INTRODUCTION

Immediately upon notification of the closure of the Installations from OEA, and prior to the May 9 publication of the Federal Register surplus property list, the City began its outreach efforts, both formal and informal, with representatives of the homeless (ROHs). On April 15, upon the Mayor's appointment of the LRA membership, the LRA initiated its homeless outreach process. May 11, 2006, the LRA expanded its informal homeless outreach process by telephonically contacting representatives of several non-profit organizations providing services and assistance to the homeless.

The LRA, in addition to the published notice, conducted two workshops at the USARC #2, 7077 Perimeter Park Drive: one on August 3, 2006 (the "First Workshop"), and another on October 26, 2006 (the "Second Workshop"). Both workshops included a brief overview of the BRAC process, addressed potential land use constraints affecting the property, and a tour and inspection of the facilities. A sign-in sheet was kept of those present at each workshop and handout material was made available. None of the participants, except the Police and Fire Departments, in either of the two workshops submitted or expressed any notices of interest in the facility. ROHs cited the unsuitability of the location for homeless services as the primary reason for their lack of interest.

B. INFORMAL OUTREACH

As part of its outreach leading up to the deadline to submit NOIs, the LRA consulted with the HUD Office of Community Planning and Development, and the *Blue Ribbon Commission to End Chronic Homelessness – Houston/Harris County – May 2006* (the "Blue Ribbon Commission"), the Coalition for the Homeless, the Houston Community Development Department, and the Houston Building Services Department to conduct additional informal homeless outreach to representative of the homeless. In excess of 30 separate potential homeless service providers in the Houston/Harris County area were directly contacted by telephone and advised of the availability of the Installations and were given information about the purpose, date, time, and location of the First Workshop. Each of these more than 30 entities, which included notice to and consultations with the participating members of the Blue Ribbon Commission, indicated in their initial telephone contact that they were doubtful that they would express any interest in the Installations because of the unsuitability of the location for homeless services. Attached hereto as Exhibit N, is a listing of the persons and organizations contacted telephonically by the LRA as part of its outreach efforts.

The LRA followed-up its informal outreach with its required publication on June 8, 2006 of the request for NOIs in the *Houston Chronicle*, a newspaper of general circulation in the City. The advertisement included an announcement of a tour of the facility to be held in conjunction with the First Workshop to be conducted by the LRA on Thursday, August 3, 2006. The advertisement contained contact and registration information for the workshop and for

submission of notices of interest. The advertisement included a deadline for interested parties to file a Notice of Interest by 5:00 PM, Friday, December 1, 2006, which was 117 days from the date of the June 8 publication, and within the 90 to 180 days window required by the Implementing Regulations. Fifteen persons attended this First Workshop. As noted earlier, attached hereto, as Exhibit D, is a list of persons and organizations in attendance at the First Workshop.

The LRA followed-up the First Workshop with the Second Workshop, which was held on October 26, 2006. As part of the outreach for the Second Workshop, the LRA again telephonically contacted the attendees of the First Workshop, and additionally contacted representatives of State and local governments in and around Houston. Fifteen persons attended this Second Workshop. Also as noted earlier, attached hereto, as Exhibit G, is a list of persons and organizations in attendance at the Second Workshop.

Ultimately, none of the more than 30 participating entities responded in writing that they would be submitting a notice of interest in the reuse of the Installations. The Homeless outreach process was ultimately concluded with no notices of interest being submitted other than the City's Police Department's and Fire Department's own submissions to the LRA.

Finally, in support of its homeless outreach efforts related to the preparation of the Plan, the LRA produced a draft Executive Summary of the Redevelopment Plan and Homeless Assistance Submission. The first draft executive summary was posted on the City's website on July 27, 2007. A second draft was posted on August 30, 2007. The Draft Plan was posted on the city website on September 7, 2007. The website also publicized the date, time, and place of the public hearing to consider adoption of the Plan. Residents and other interested persons were encouraged to submit comments during and after the hearing. The public was given __ days to respond to the Application prior to City Council action. The Application was _____ by the Houston City Council on _____ 2007.

C. DESCRIPTION OF WORKSHOPS ON BRAC

1. First Workshop

On August 3, 2006, as provided in the June 8 publication of requests for NOIs, the LRA conducted a Military Base Reuse Workshop (the “First Workshop”), which included (i) a tour of the Installations, (ii) presentations by Federal Officials regarding requirement for making application for use of the Installations, (iii) presentations by City Officials regarding the planning process, and (iv) a question and answer session.

The LRA agenda for the August 3, 2006 First Workshop was as follows:

- I. COH Presentation (PD data, Kelton presents)
 - a. Property Description
 - b. Area map
 - c. Transportation Access (including METRO)
- II. HUD Presentation (HUD representative)
 - a. NOI Requirements
 - b. Schedule
 - c. Plan Requirements
- III. Questions (Kelton, HUD)

Both formal and informal invitations were issued in an effort to attract a large number of representatives from public non-profit entities and private entities. In addition to the publication of the June 8 notice, the LRA made personal telephonic contact with individuals and organizations who are representatives of the homeless to advise them about the publication and about the holding of First Workshop. Fourteen persons attended the first workshop.

2. The Second Workshop

The LRA, in an effort to conduct additional outreach in the community, also conducted a second workshop. On October 28, 2006, the LRA conducted a second Military Base Reuse Workshop (the “Second Workshop”), which included (i) a tour of the Installations, (ii) presentations by Federal Officials regarding requirement for making application for use of the Installations, (iii) presentations by City Officials regarding the planning process, and (iv) a question and answer session.

The LRA agenda for the October 28, 2006 Second Workshop was the same as the First Workshop, which was as follows:

- I. COH Presentation (PD data, Kelton presents)
 - a. Property Description
 - b. Area map
 - c. Transportation Access (including METRO)
- II. HUD Presentation (HUD representative)
 - a. NOI Requirements
 - b. Schedule
 - c. Plan Requirements
- III. Questions (Kelton, HUD)

Fifteen persons attended this Second Workshop.

The LRA has conducted outreach in, and sought public comment from, the community with representatives of the homeless, of State and local governments, and of commercial, industrial, residential and other interests from the first day it was notified of the closure of the Installations and throughout the period leading up to the deadline for submission of Notices of Interest. In addition to the required publications, notices, outreach, and public hearing held pursuant to the requirements of the Act and its Implementing Regulations, additional efforts, including the holding of the optional Second Workshop, were also made by the LRA to inform the community on the availability and reuse planning of the Installations and to facilitate public input and participation in the planning.

VI. DESCRIPTION OF ROHs AND HOMELESS ASSISTANCE PLANNING BOARDS CONSULTED BY THE LRA IN PREPARING THE PLAN; RESULTS OF SUCH CONSULTATIONS

Immediately upon notification from DOD that the Installations were determined for closure, the City began its outreach with representatives of the homeless and other State and local government representatives in the City. Among the representatives of the homeless and homeless assistance planning boards consulted by the City were in excess of 30 organizations providing homeless assistance in the City and County.

The members of the Blue Ribbon Commission included the following:

United Way of the Texas Gulf Coast	J.S. Martin Associates, LP
Harris County Commissioners Court	AIDS Foundation of Houston
Baylor College of Medicine – Department of Family and Community Medicine	City of Houston – Department of Housing & Community Development
Center for Houston’s Future	Department of Housing & Urban Development
Central Houston, Inc.	Catholic Charities - Diocese of Galveston/Houston
The Diocese of Galveston – Houston	Children At Risk
Greater Houston Partnership	Healthcare for the Homeless – Houston
City of Houston	Houston VA Medical Center
Houston Endowment, Inc.	MHMR Administration of Harris County
Coalition for the Homeless of Houston/Harris County	United States Interagency Council on Homelessness
Houston Downtown Alliance	Ryan Planning Council
SEARCH	Salvation Army
Star of Hope Mission	The Women’s Home
United Way of the Texas Gulf Coast	U.S. Veterans
Houston Housing Corporation	METRO
CHRISTUS St. Joseph Hospital	diPortanova Family Foundation
University of Houston Graduate College of Social Work	Rockwell Fund
Texas Southern University	

VII. AN ASSESSMENT OF THE MANNER IN WHICH THE PLAN BALANCES THE NEEDS OF THE HOMELESS AND ECONOMIC REDEVELOPMENT

A. DESCRIPTION OF THE BALANCE BETWEEN THE EXPRESSED NEEDS OF THE HOMELESS AND THE CITY'S NEED'S FOR ECONOMIC REDEVELOPMENT

Throughout the development of the final Redevelopment Plan the LRA seeks to balance the needs of the homeless with other needs for redevelopment in Houston. Through the various strategies found in the *Consolidated Plan* and the *Strategic Plan*, the focus is on providing easy access to services for the homeless community. There is little justification and no expressed interest in redevelopment of these sites because the location was found to be unsuitable for servicing the homeless. The community and economic development needs of the City are being addressed through various other activities and strategies undertaken by the City. There is no anticipation of any significant number of civilian jobs being lost in the closure of the Installations

B. DESCRIPTION OF THE PLAN'S CONSISTENCY WITH THE CONSOLIDATED PLAN

Considering all of the factors stated above together with the fact that respective reuse of the Installations by the Police Department and the Fire Department, by providing for the reuse of "abandoned buildings", is consistent with one of the national objectives of the Community Development Act, being the prevention of blight, to which the Consolidated Plan must conform, it can be concluded that such reuse is consistent with the Consolidated Plan.

VIII. STATEMENT THAT NO LEGALLY BINDING AGREEMENTS ARE REQUIRED

The HUD Regulations, at §586.30(b)(3), require that the Homeless Assistance Submission must include copies of the legally binding agreements for buildings, property, funding, and/or services that the LRA proposes to enter into with the representatives of the homeless selected by the LRA to implement the programs that fill gaps in the existing continuum of care. However, since there were no expressions of interest received by the LRA from any representative of the homeless with respect to the use of the Installations, the LRA has not proposed to enter into such agreements. Consequently, there are no copies such agreements included in this Application.

IX. MATERIALS RELATED TO, AND DESCRIPTION OF, PROCESS FOR PUBLIC REVIEW OF THE APPLICATION

A. OVERVIEW OF PUBLIC REVIEW PROCESS

The LRA, in preparation for submission of the Application to HUD, undertook several activities in furtherance of its obligation to provide for public comment on the redevelopment plan. First, it made available the first draft of the Executive Summary of the Application for public inspection by posting a draft of the Executive Summary on the City's website beginning on July 26, 2007. The draft Executive Summary was updated periodically on the City's website throughout its development. The second draft was made available on the City's website for public inspection on August 20, 2007, with an opportunity for comments to be provided by the public through the website link. The draft Plan was made available on the city website on September 7, 2007.

The LRA is planning to meet following the September publication of the Application to conduct a public hearing on the Application for the purpose of receiving comments from the public on the Application. After the comments received on the Application at the public hearing, if any, are incorporated into the contents of the Application, the LRA will consider the approval and adoption of the Application. Upon approval and adoption of the Application by the LRA, and prior to the submission of the Application to HUD, the Application will be submitted to the Houston City Council for its approval. Upon the approval of the Houston City Council, the Final Application, with comments from the Houston City Council on the Application, if any, incorporated into the contents of the Application, the Application will be submitted to HUD as required by the Act and its Implementing Regulations.

B. FORM OF NOTICE OF PUBLIC HEARING ON PROPOSED PLAN

PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING
on adoption of
Application for Approval of Redevelopment Plan and Homeless Assistance Submission
For
United States Army Reserve Center #2
And
United States Army Reserve Center #3
(collectively, the “Installations”)
Under
Base Closure Community Redevelopment and Homeless Assistance Act of 1994
(Public Law 103-421)

The Local Redevelopment Authority (“LRA”) of the City of Houston hereby gives notice that it will conduct a public hearing on the adoption of an **Application for Approval of Redevelopment Plan and Homeless Assistance Submission** (the “Application”) under the requirements of the **Base Closure Community Redevelopment and Homeless Assistance Act of 1994** (Public Law 103-421) to explain, and receive public comment on, how the LRA’s plan for the redevelopment and reuse of the Installations balances the economic redevelopment and other development needs of the City with the needs of the homeless in the City prior to the LRA’s submission of the Application to the United States Department of Housing and Urban Development as required by the Act. A copy of the full text of the Application is available on the City’s website at www.houstontx.gov. Interested persons are invited to submit written comments on the Application at or prior to the public hearing.

C. MINUTES/SUMMARY OF PUBIC HEARING ON PROPOSED PLAN

_____ () citizens attended the Public Hearing. _____ signed up to make comments. _____ actually made comments. Their remarks and related responses are summarized below:

EXHIBITS

EXHIBIT A

Mayor's April 15, 2006 Letter to OEA

EXHIBIT B

DOD Base Closure Publication

Federal Register, Volume 71, No. 89, Tuesday, May 9, 2006

EXHIBIT C

LRA Request For Notices of Interest
Published June 8, 2006

Affidavit of Publication

EXHIBIT D

First BRAC Workshop

List of Attendees

EXHIBIT E

HUD PowerPoint Presentation

First and Second BRAC Workshops

EXHIBIT F

First BRAC Workshop

Question and Answers

EXHIBIT G

Second BRAC Workshop

List of Attendees

EXHIBIT H

Site Map of the Installations

EXHIBIT I

Topographical Site Map of the Installations

EXHIBIT J

Police Department Submitted Notice of Interest to the LRA

EXHIBIT K

Police Department notice of intent to DOJ
For “Public Benefit Transfer”

EXHIBIT L

Fire Department Submitted Notice of Interest to the LRA

EXHIBIT M

Fire Department Application to FEMA
For “Public Benefit Transfer”

EXHIBIT N

List of Individuals and Organizations Contacted Telephonically by the LRA